











## Cross Way Harpenden, AL5 4RA

An immaculate family home of circa 2,300 sq ft - arranged over four floors - with an open plan Kitchen / Breakfast Room, opening onto the private garden. Ideally located for schooling, both primary and secondary, and within a short walk of the town centre and station.

## **Cross Way** Harpenden, AL5 4RA







- Built 12 years ago
- Well proportioned rooms
- Ideally located for schooling
- Circa 2,300 sq ft
- Kitchen Diner opening onto Garden
- Walking distance to town centre & station
- Arranged over four floors
- Off-street parking

## **Entrance Hall**

Living / Dining Room

27'0" x 12'3" (8.24 x 3.74)

Kitchen / Breakfast Room

21'10" x 12'8" (6.66 x 3.88)

**Utility Room** 

Cloakroom

Family Room

19'1" x 14'2" (5.82 x 4.32)

Bedroom Five

13'11" (max) x 12'0" (4.25 (max) x

3.68)

15'8" (max) x 12'3" (4.79 (max) x

3.74)

**En-suite Shower Room** 

Bedroom Two

Bedroom One

12'3" x 10'11" (3.75 x 3.35)

Bedroom Three

12'9" x 9'6" (3.89 x 2.90)

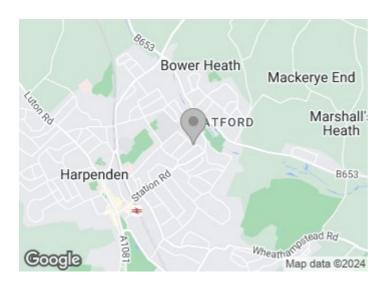
Family Bathroom

Bedroom Four

15'7" x 12'9" (4.76 x 3.89)

**En-suite Shower Room** 

Shower Room



















## **Ground Floor** Approx. 74.2 sq. metres (798.4 sq. feet) **First Floor** Approx. 67.9 sq. metres (730.9 sq. feet) Kitchen/Breakfast Room 6.66m x 3.88m (21'10" x 12'9") Bedroom 3 3.89m x 2.90m (12'9" x 9'6") Utility Bathroom **Lower Ground Floor** Approx. 45.9 sq. metres (493.9 sq. feet) **Second Floor** Approx. 28.3 sq. metres (305.0 sq. feet) Bedroom 2 3.75m x 3.35m (12'4" x 11') Family Landing Room Cupboard 5.82m x 4.32m (19'1" x 14'2") Landing Bedroom 4 Living/Dining Room 8.24m x 3.74m (27' x 12'3") 4.76m x 3.89m (15'7" x 12'9") En-suite Bedroom 1 4.79m (15'8") max x 3.74m (12'3") Entrance Bedroom 5 4.25m (13'11") max x 3.68m (12'1") Hall Shower Room En-suite Total area: approx. 216.3 sq. metres (2328.2 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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